

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

July 22, 2016 - Board Office

PRESIDING OFFICER

Thomas Oliver, Chair

ROLL CALL

Present:

Thomas Oliver, Board Member
Jeff Fultz, Board Member
Dwain Wheeler, Board Member

Present Also:

Larry Disney, Executive Director
Tom Veit, Executive Assistant
Angie Thomas, Staff Assistant
Kim Mathias, Executive Secretary
Gordon Slone, Attorney General Office

Absent:

Nicole Biddle, Attorney General Office
Kathy Mayfield, Board Member
Dann Cann, Board Member

Chair, Thomas Oliver opened the meeting by welcoming the guest in attendance.

MINUTES

Motion by Jeff Fultz, second by Dwain Wheeler and the Board unanimously approved the June 24, 2016 minutes. Roll call – Jeff Fultz – Yes; Dwain Wheeler – Yes.

EDUCATION

Motion by Dwain Wheeler, second by Jeff Fultz and the Board unanimously approved the following education courses for Fiscal Year 2016-17. Roll call – Jeff Fultz – Yes; Dwain Wheeler – Yes.

1. Renewals
 - A. Dynasty School – See Attached
2. New Courses
 - (1) American Society of Farm Managers & Rural Appraisers
 - a. Best in Business Ethics – 3 hours CE Classroom
 - (a) Dynasty School
 1. Specialized Residential Appraisal Topics – 19/20 hours QE & CE Online

Motion by Jeff Fultz, second by Dwain Wheeler and the Board unanimously approved the following instructor for McKissock, LLC for Fiscal Year 2016-17. Roll call – Jeff Fultz – Yes; Dwain Wheeler – Yes

Instructor Approval

2. Paul Lorenzen instruct the following online courses for McKissock
 1. Advanced Hotel Appraising – Full Service Hotels
 2. Appraisal of Fast Food Facilities
 3. Appraisal of Industrial Incubators
 4. Appraisal of Land Subject to Ground Leases
 5. Appraisal of Single Tenant Distribution Centers
 6. Appraisal of Owner-Occupied Commercial Properties
 7. Appraising Small Apartment Properties
 8. Basic Hotel Appraising – Limited Service Hotels
 9. Fundamental Concepts of Analysis
 10. Introduction to Legal Descriptions

Motion by Dwain Wheeler, second by Jeff Fultz and the Board unanimously approved the following education course for Fiscal Year 2016-17. Roll call – Jeff Fultz – Yes; Dwain Wheeler – Yes

- (1) Farm Credit Service
 - a. Ag Ware – Basic Techniques Case Study 2016 – 7 hours CE Classroom

EXPERIENCE REVIEW

Motion by Dwain Wheeler, second by Jeff Fultz and the Board unanimously approved the experience for the following individual. Roll call – Jeff Fultz – Yes; Dwain Wheeler – Yes.

- a. Michael Hill – Approve Experience for Certified General – He needs to pass the Certified General Exam.

CERTIFICATION/LICENSURE

Approval – Appraisers – Motion by Dwain Wheeler, second by Jeff Fultz and the Board voted to approve the following certification list of appraisers. Roll call – Jeff Fultz – Yes; Dwain Wheeler – Yes.

1. Appraisers
 - A. John M. Baugh - Associate
 - B. Michael P. Cummings – Certified General (VA)
 - C. Hansel A. Dobbs – Certified General (TX)
 - D. Casey A. Flemon – Certified General (AR)
 - E. Michael C. Hawkins – Associate
 - F. Michael T. Minix – Certified General (TX)
 - G. Jonathan Adam Poff - Associate
 - H. Hans W. Schmitter – Certified General (IN)
 - I. Randy Stambaugh - Associate
 - J. Michael Terry – Certified Residential
 - K. James W. Whaley – Certified General (OH)
 - L. Amanda Lynette Widener - Associate

Approval – Appraisal Management Company– Motion by Dwain Wheeler, second by Jeff Fultz and the Board recognized the staff recommendation for the following certification list of AMC. Roll call – Jeff Fultz – Yes; Dwain Wheeler – Yes.

1. Appraisal Management Company
 - A. Absolute Lending Logistics, LLC - #163

COMPLAINT

1. The Board reviewed the Case Summary Chart. Tom Veit reported 17 appraiser cases and 0 AMC case have been filed for 2016.

2. Case No. 15-35– Motion by Dwain Wheeler, second by Jeff Fultz and the Board agreed to set the case for an informal mediation and if not successful to set the case for a hearing. Roll call – Jeff Fultz – Yes; Dwain Wheeler – Yes.
3. Case No. 15-36– Motion by Jeff Fultz, second by Dwain Wheeler and the Board agreed to set the case for an informal mediation and if not successful to set the case for a hearing. Roll call – Jeff Fultz – Yes; Dwain Wheeler – Yes
4. Case No. 16-01– Motion by Jeff Fultz, second by Tom Oliver and the Board agreed to dismiss the case. Roll call – Jeff Fultz – Yes; Tom Oliver – Yes; Dwain Wheeler – Recused himself from any vote because he participated in the pre-adjudicative phase of this preceding.
5. Case No. 16-03– Motion by Dwain Wheeler, second by Jeff Fultz and the Board agreed to set the case for an informal mediation and if not successful to set the case for a hearing. Roll call – Jeff Fultz – Yes; Dwain Wheeler – Yes
6. Case No. 16-05 - Motion by Jeff Fultz, second by Dwain Wheeler and the Board agreed to set the case for an informal mediation and if not successful to set the case for a hearing. Roll call – Jeff Fultz – Yes; Dwain Wheeler – Yes
7. Case No. 15-27– Motion by Dwain Wheeler, second by Jeff Fultz and the Board agreed to dismiss the case. Roll call – Jeff Fultz – Yes; Dwain Wheeler – Yes.
8. Case No. 15-34– Motion by Dwain Wheeler, second by Jeff Fultz and the Board agreed to dismiss the case with a letter of caution. Roll call – Jeff Fultz – Yes; Dwain Wheeler – Yes.

ATTORNEY REPORT

1. Cases pending or on appeal
 - a. Case Nos. 08-49 through 08-57 and 09-02, 09-03 and 09-07-- KY Court of Appeals – Waiting on Court to decide on appeal – Oral Argument is set for August 23, 2016

MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Budget Ending June 30, 2016 – Larry Disney advised the Board the budget is very healthy and very sustaining.
- B. 201 KAR 30:030 – Regulation Change
Motion by Dwain Wheeler, second by Jeff Fultz and the Board accepted the regulation change and advised the staff to proceed with the change. Roll call Jeff Fultz – Yes; Dwain Wheeler – Yes.
- C. Records Retention for Complaint File/Non-Disciplinary Action
Motion by Jeff Fultz, second by Dwain Wheeler and the Board agreed to table until the staff and Board Counsel Nicole Biddle can review the retention schedule. Roll call –Jeff Fultz – Yes; Dwain Wheeler – Yes.
- D. Exemption for federally regulated bank employees
- E. 2016 – Renewal Totals
 - i. Certified General - 606
 - ii. Certified Residential - 718
 - iii. Licensed Residential - 11
 - iv. Associate - 170
 - v. Non – Renewals - 104
 - vi. Inactive - 75
- F. Dress Code Policy
Motion by Dwain Wheeler, second by Jeff Fultz and the Board agreed to accept the policy as presented by staff. Roll call –Jeff Fultz – Yes; Dwain Wheeler – Yes.
- G. Kentucky Registered AMC's that add umbrella groups as DBA – The Board agreed to table the discussion until additional information can be obtained.
- H. Fees Charged by AMC's to KY registered appraisers - The Board agreed to table the discussion until additional information can be obtained.
- I. Definition of Portal? The Board agreed to table the discussion until additional information can be obtained.
- J. Board Office Copier Rental – The Board agreed to table until additional information can be obtained and presented to the Board.
- K. Appraiser Examination Contract – Motion by Jeff Fultz, second by Dwain Wheeler and the Board agreed for staff to proceed with the PSC process if only one AQB approved testing contract bids the RFP. If there are more than one

vendor submits a bid, the Board will be notified to review the responses. Roll call –Jeff Fultz – Yes; Dwain Wheeler – Yes.

L. Motion by Jeff Fultz, second by Dwain Wheeler and the Board agreed to purchase additional file cabinets for the Board office with a not to exceed amount of \$4,000.00 Roll call –Jeff Fultz – Yes; Dwain Wheeler – Ye

M. ASC 2017 Review – March 22-24, 2017

N. August Board Meeting – Friday, August 26, 2016

O. September Board Meeting – Friday, September 23, 2016 – The Board advised the staff to contact a State Park for possible dates to have a board training and board meeting.

P. October Board Meeting – Friday, October 21, 2016

Motion by Dwain Wheeler, second by Jeff Fultz and the Board agreed to adjourn the meeting. Roll call – Jeff Fultz – Yes; Dwain Wheeler - Yes.



Chair



Angie Thomas
Staff Assistant

DYNASTY SCHOOL

2373 S. Hacienda Blvd., Hacienda Heights, CA 91745
Contact Person: Steven Fung (626) 855-0455

Website: www.dynastyschool.com

COURSE APPROVED FOR BOTH *ONLINE PRE-LICENSING* AND *CONTINUING EDUCATION CREDIT*
**All approved pre-licensing courses will be accepted for continuing education credit.*

Online - Advanced Residential Applications & Case Studies	15 hours
Online - General Appraiser Market Analysis and Highest and Best Use	15 hours
Online - General Appraiser Report Writing and Case Studies	15 hours
Online - General Appraiser Site Valuation and Cost Approach	30 hours
Online - Real Estate Appraisal - Principles & Procedures	60 hours
Online - Residential Appraiser Sales Comparison & Income Approach	30 hours
Online - Residential Market Analysis and Highest and Best Use	15 hours
Online - Residential Report Writing and Case Studies	15 hours
Online - Residential Site Valuation and Cost Approach	15 hours
Online - Statistics, Modeling and Finance	15 hours

COURSES APPROVED *ONLINE CONTINUING EDUCATION CREDIT*

Online - FHA and VA Today	7 hours